

CITY OF TALLAHASSEE	
CITY COMMISSION AGENDA ITEM	
ACTION REQUESTED ON:	October 11, 2005
SUBJECT/TITLE:	Introduction of Ordinance No. 05-O - 73, Welaunee Contraction Ordinance, and Ordinance No. 05-O-84, Voluntary Annexation of Welaunee Phase III
TARGET ISSUE:	

#### Statement Of Issue

In 1990, Powerhouse, Inc., submitted petitions for voluntary annexation of all of Welaunee Plantation, approximately 7,090 acres of undeveloped land in the northeast quadrant of Leon County. **(Attachment 1)** 6,548 acres in Welaunee was subsequently annexed, leaving 542 acres in the extreme western part of the Plantation outside the City. The remaining unannexed area of 542 acres is adjacent to the city limits on both the east and west sides. **(Attachment 2)** On September 8, 2004, The City Commission approved a conceptual agreement with Powerhouse, Inc., related to the route for the eastern transmission line. The agreement included a requirement that the City complete the annexation of the Welaunee Plantation. In order to complete the annexation, another portion of the Plantation that was previously annexed must be removed from the City to prevent the creation of an enclave north of the Welaunee property. The City Attorney's Office has drafted an ordinance, Ordinance No. 05-O-73, to contract the city limits to remove part of the Welaunee Plantation from the City **(Attachment 3)**, and an ordinance, Ordinance No. 05-O-84, to annex the remainder of the western portion of the Welaunee Plantation **(Attachment 4)**.

#### Recommended Action

**Approve Option 1: Introduce Ordinance No. 05-O-73 and Ordinance No. 05-O-84, and set the public hearings on Wednesday, October 26, 2005, at 6:00 PM.**

#### Fiscal Impact

**None expected immediately, other than the addition of 542 acres to the City's tax base. The fiscal impact will be greater when the property is developed.**

		James R. English
		City Attorney

For Information, please contact: Linda Hurst, Assistant City Attorney, Ext. 8554

#### SUPPLEMENTAL MATERIAL/Issue Analysis

#### History/facts & Issues

In 1990, Powerhouse, Inc., submitted petitions for voluntary annexation of all of Welaunee Plantation, approximately 7,090 acres of undeveloped land in the northeast quadrant of Leon County. **(Attachment 1)** 6,548 acres in Welaunee was annexed on September 5, 1990 (Ordinance No. 90-O-0029), leaving 542 acres in the extreme western part of the Plantation outside the City, commonly referred to as the Toe. The unannexed area of 542 acres in the Toe is adjacent to the city limits on both the east and west sides. **(Attachment 2)**

On September 8, 2004, the City Commission approved a conceptual agreement with Powerhouse, Inc., related to the route for the eastern transmission line. The agreement, which provided a route for the transmission line contains certain conditions, including a requirement that the annexation of the Welaunee Toe be completed. In order to complete the annexation, a portion of the Toe that was previously annexed must be removed from the City to prevent the creation of an enclave north of the Welaunee property.

Ordinance No. 05-O-73 (Attachment 3), if approved, will contract the city limits to remove part of the Welaunee Plantation from the City. The contraction is necessary to comply with Florida Statutes to avoid the creation of an enclave along Centerville Road. See Attachment 5 for a sketch of the area being removed from the City. Ordinance No. 05-O-84, if approved, will annex the remainder of the western portion of the Welaunee Plantation (Attachment 4). A parcel owned by Holy Comforter Episcopal School, Inc., on the southern tip of the Toe will be excluded from the annexation (Parcel No. 1115204010000).

The annexation of the remainder of Welaunee will not only comply with the terms of the agreement on the eastern transmission line, but will also eliminate jurisdictional problems and confusion between different development standards and regulations in the City and Leon County when Powerhouse, Inc., begins development. Overall, the development process will be greatly facilitated for both the City and Powerhouse, Inc.

A copy of the original petition for voluntary annexation is attached as Attachment 6. The parcel being annexed at this time is Parcel No. 1114204050000. Staff comments, prepared in 2002 when annexation of the Toe was previously considered, and the Statement of Urban Services are attached as Attachment 7. The comments will be updated as necessary prior to the public hearing on the annexation ordinance.

The two ordinances are before the City Commission for introduction. It is recommended that the public hearings be set for Wednesday, October 26, 2005, at 6:00 PM.

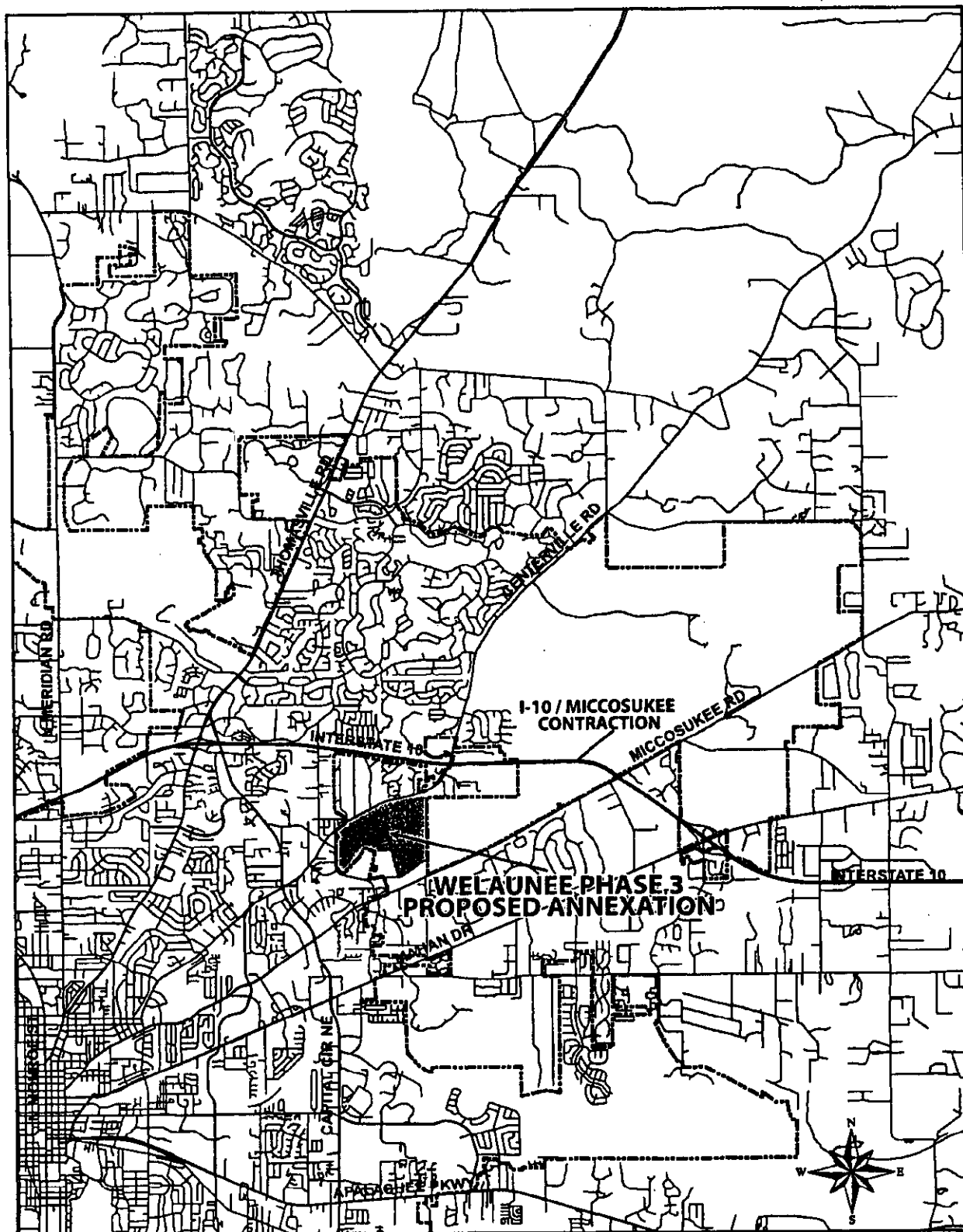
#### Options

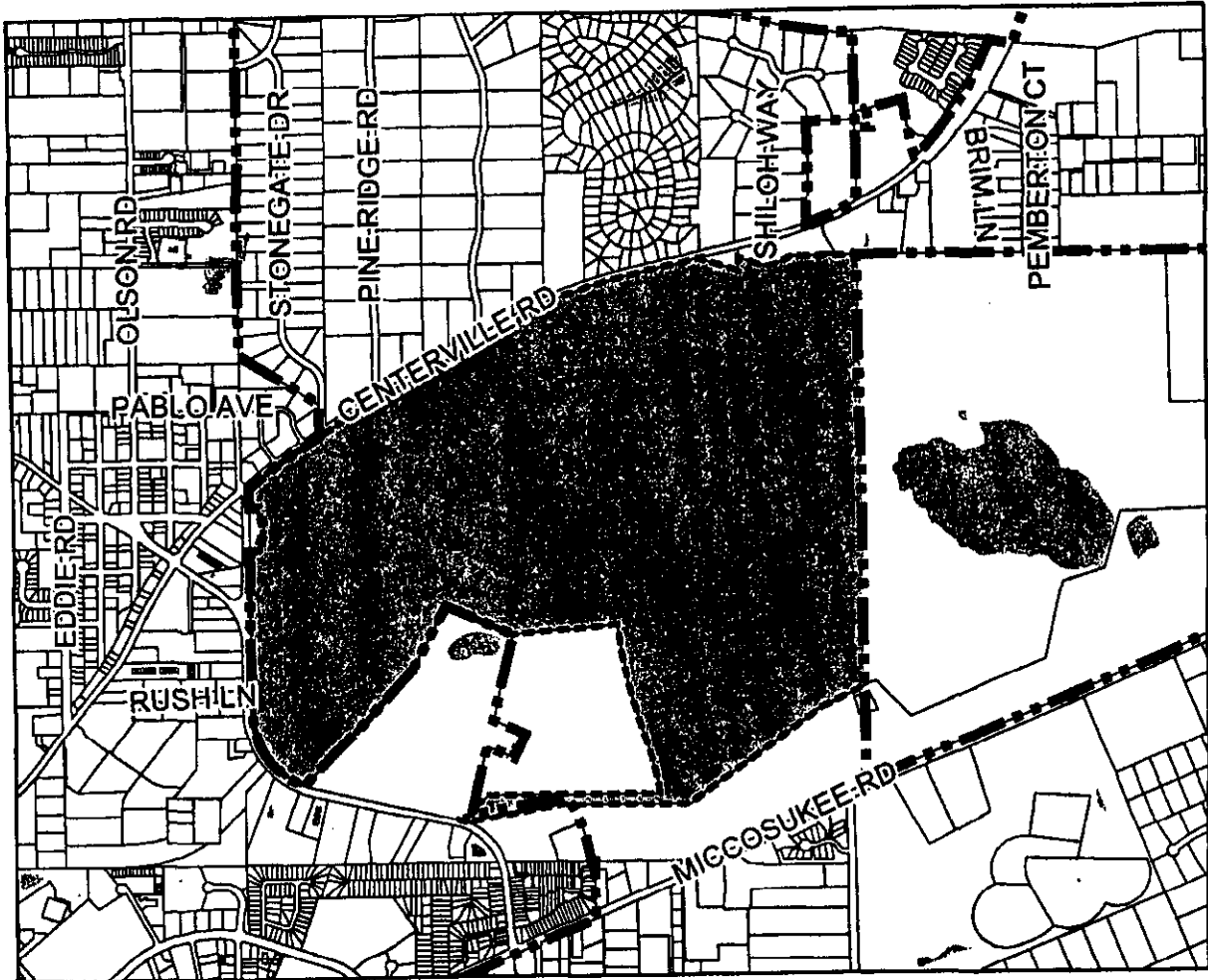
1. Introduce Ordinance No. 05-O-73 and Ordinance No. 05-O-84, and set the public hearings on Wednesday, October 26, 2005, at 6:00 PM.
2. Introduce Ordinance No. 05-O-73 and Ordinance No. 05-O-84, as revised by the City Commission, and set the public hearings on Wednesday, October 26, 2005, at 6:00 PM.
3. Do not introduce Ordinance No. 05-O-73 and Ordinance No. 05-O-84, and provide alternative directions to staff.

#### Attachments/References

1. Location map.
2. Sketch of area to be annexed.
3. Ordinance No. 05-O-73, Welaunee Contraction
4. Ordinance No. 05-O-73, Welaunee Voluntary Annexation
5. Sketch of area to be removed from the City.
6. 1990 petition for voluntary annexation, with the affected parcel underlined.
7. Staff comments and Statement of Urban Services.

LOCATION MAP





DWG NO. OMB00146.A1

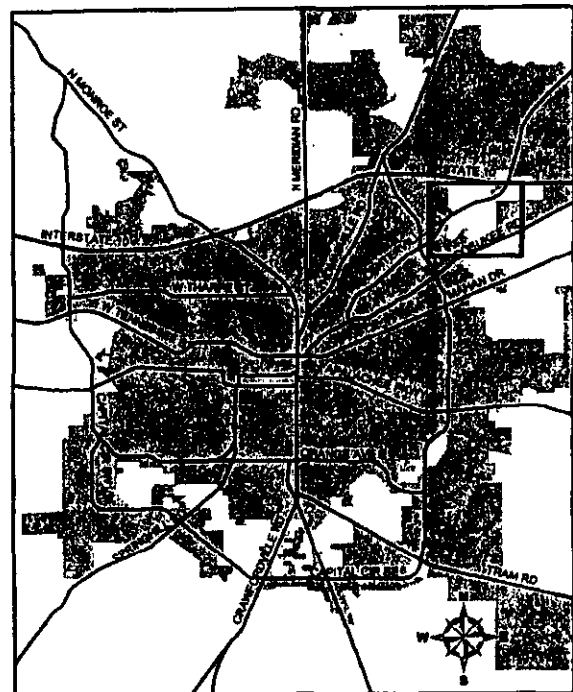
Ordinance # 05-O-84

## WELAUNEE PHASE 3 PROPOSED ANNEXATION

### LEGEND

- CURRENT CITY LIMITS
- PROPOSED CITY LIMITS

TALLAHASSEE - LEON COUNTY PLANNING DEPARTMENT



ORDINANCE NO. 05-O-73

AN ORDINANCE OF THE CITY OF TALLAHASSEE, FLORIDA, AMENDING CHAPTER SIX OF THE CHARTER OF THE CITY OF TALLAHASSEE, TO CONTRACT THE CORPORATE AREA OF THE CITY OF TALLAHASSEE, FLORIDA, UPON ADOPTION OF SAID ORDINANCE, PROPERTY BEING SITUATED IN LEON COUNTY, FLORIDA, IN ACCORDANCE WITH THE CONTRACTION PROVISIONS OF SECTION 171.051, FLORIDA STATUTES; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, there are no qualified voters resident in the area and no non-governmentally owned property within the area; and,

WHEREAS, it has been determined that the contraction of said property will not result in the creation of any pocket or enclave as defined by Florida Statute 171.031; and,

WHEREAS, the property is not developed for urban purposes as defined by Florida Statute 171.043; and,

FURTHER WHEREAS, the City Commission of the City of Tallahassee, Florida, deems it in the best interest of the City to de-annex said property.

NOW, THEREFORE, BE IT ENACTED BY THE PEOPLE OF THE CITY OF TALLAHASSEE, FLORIDA:

Section 1. That the property described below, situated in Leon County, Florida, be and the same is hereby deannexed from the City of Tallahassee, Florida, pursuant to the contraction provisions of Section 171.051, Florida Statutes, to wit:

## WELAUNEE PLANTATION CONTRACTION ORDINANCE

**COMMENCE** at the intersection of the west boundary of the east half of the east half of Section 7, Township 1 North, Range 2 East, Leon County, Florida with the northerly right-of-way boundary of Miccosukee Road (County Road 347); thence Southwesterly, along said northwesterly right-of-way boundary, crossing Interstate Highway No. 10 and again along the northwesterly right-of-way boundary of said Miccosukee Road, approximately 8,240 feet to the southeast corner of that parcel described in Deed Book 203, Page 64 (Tax No. 11-13-20-004) of the Public Records of Leon County, Florida; thence, along the boundaries of said parcel as follows: North 37 degrees 32 minutes West 206.09 feet; thence South 71 degrees 10 minutes West 207.8 feet; thence South 35 degrees 35 minutes East 248.0 feet, more or less, to the southwest corner of said parcel lying on the northwesterly right-of-way boundary of said Miccosukee Road; thence Southwesterly, along said northwesterly right-of-way boundary, 2,770 feet, more or less, to an intersection with the east boundary of Section 14, Township 1 North, Range 2 East, and being the **POINT OF BEGINNING**. From said **POINT OF BEGINNING** thence, leaving said northwesterly right-of-way boundary, North, along said east boundary of Section 14, a distance of 2,185 feet, more or less to the northeast corner of said Section 14, also being the southeast corner of that parcel referenced as Tax I. D. 11-11-20-47-0000; thence West, along the northerly boundary of said Section 14, 200.00 feet; thence, leaving said northerly boundary, South 2,300 feet, more or less, to an intersection with the aforementioned northwesterly right-of-way boundary of Miccosukee Road; thence Northeasterly, along said northwesterly right-of-way boundary, 230 feet, more or less to the **POINT OF BEGINNING**; Containing 10.29 acres, more or less.

Section 2. That upon this ordinance becoming effective, the property owners and property described herein shall no longer be entitled to any of the rights and privileges and immunities as are from time to time granted to residents and property owners of the City of Tallahassee, Florida, as provided in Chapter 171, Florida Statutes.

Section 3. If any section or portion of a section of this ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to impair the validity, force, or effect of any other section or part of this ordinance.

Section 4. That all ordinances or parts of ordinances in conflict herewith be and the same are hereby revoked.

Section 5. That this ordinance shall become effective on

\_\_\_\_\_.

INTRODUCED in the City Commission on the 11<sup>th</sup> day of October, 2005.

PASSED the City Commission on the \_\_\_\_\_ day of \_\_\_\_\_, 2005.

CITY OF TALLAHASSEE

By: \_\_\_\_\_  
John R. Marks, III  
Mayor

ATTEST:

APPROVED AS TO FORM:

By: \_\_\_\_\_  
Gary Herndon  
City Treasurer-Clerk

By: \_\_\_\_\_  
James R. English  
City Attorney

ORDINANCE NO. 05-O-84

AN ORDINANCE OF THE CITY OF TALLAHASSEE, FLORIDA, AMENDING CHAPTER SIX OF THE CHARTER OF THE CITY OF TALLAHASSEE, TO ANNEX WITHIN THE CORPORATE AREA OF THE CITY OF TALLAHASSEE, FLORIDA, UPON ADOPTION OF SAID ORDINANCE, PROPERTY BEING SITUATED IN LEON COUNTY, FLORIDA, IN ACCORDANCE WITH THE VOLUNTARY ANNEXATION PROVISIONS OF SECTION 171.044, FLORIDA STATUTES; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, there has been filed with the City of Tallahassee, Florida, a petition containing the names and signatures of all of the property owners in the area described hereinafter requesting annexation into the corporate area of the City of Tallahassee, Florida; and,

WHEREAS, it has been determined that the property described hereinafter is reasonably compact and contiguous to the corporate area of the City of Tallahassee, Florida, and it has further been determined that the annexation of said property will not result in the creation of any pocket or enclave; and,

FURTHER WHEREAS, the City of Tallahassee, Florida, is in a position to provide municipal services to the property described herein, and that the City Commission of the City of Tallahassee, Florida, deems it in the best interest of the City to accept said petition and to annex said property.

NOW, THEREFORE, BE IT ENACTED BY THE PEOPLE OF THE CITY OF TALLAHASSEE, FLORIDA:

Section 1. That the property described below, situated in Leon County, Florida, be and the same is hereby annexed to and made a part of the City of Tallahassee, Florida, pursuant to the voluntary annexation provisions of Section 171.044, Florida Statutes, to wit:



### WELAUNEE PHASE 3 ANNEXATION

1  
2  
3 **COMMENCE** at the Northwest Corner of Section 22, Township 1 North, Range  
4 1 East, Leon County, Florida, (also the Northeast Corner of Section 21, Township  
5 1 North, Range 1 East) and run thence East along the North boundary line of said  
6 Section 22, a distance of 2,220 feet to an intersection of said North boundary line  
7 with the Easterly right-of-way boundary of Fleischmann Road; thence continue  
8 East along the North boundary line of said Section 22, a distance of 710 feet to an  
9 intersection with the easterly curvilinear boundary of that parcel description in  
10 Official Record Book 93, Page 67, of the Public Records of Leon County, Florida,  
11 said easterly curvilinear boundary having a radius of 1293.69 feet, said  
12 intersection being the **POINT OF BEGINNING**. From said **POINT OF**  
13 **BEGINNING**, thence Northwesterly, along the arc of said curve, through a  
14 central angle of 33 degrees 12 minutes 59 seconds for a distance of 750.00 feet  
15 (said arc subtended by a chord North 25 degrees 54 minutes 02 seconds West, a  
16 distance of 739.54 feet), to a point of intersection with a non-tangent line; thence  
17 South 70 degrees 41 minutes 56 seconds West, a distance of 740.00 feet; thence  
18 North 13 degrees 27 minutes 34 seconds East, a distance of 612.39 feet; thence  
19 South 65 degrees 52 minutes 40 seconds East, a distance of 256.20 feet; thence  
20 North 24 degrees 07 minutes 20 seconds East, a distance of 230.00 feet; thence  
21 North 65 degrees 52 minutes 40 seconds West, a distance of 299.50 feet; thence,  
22 North 13 degrees 27 minutes 34 seconds East, a distance of 762.80 feet; thence  
23 North 65 degrees 52 minutes 40 seconds West, a distance of 632.37 feet; thence  
24 South 28 degrees 51 minutes 07 seconds West, a distance of 638.80 feet; thence  
25 South 43 degrees 43 minutes 32 seconds West, a distance of 1,365.08 feet, to a  
26 point of intersection with a non-tangent curvilinear easterly right-of-way  
27 boundary of Fleischmann Road, concave to the northeast, having a radius of  
28 696.81 feet; thence Northwesterly, along the arc of said curve through a central  
29 angle of 64 degrees 01 minutes 32 seconds for a distance of 778.34 feet (said arc  
30 subtended by a chord North 36 degrees 06 minutes 51 seconds West, a distance  
31 of 738.62 feet), to a point of intersection with a non-tangent line; thence,  
32 continuing along said easterly right-of-way boundary as follows: North 00  
33 degrees 00 minutes 01 seconds West, a distance of 661.47 feet; thence North 00  
34 degrees 00 minutes 01 seconds West, a distance of 811.80 feet; thence East, a  
35 distance of 92.63 feet; thence North 11 degrees 22 minutes 09 seconds East, a  
36 distance of 216.15 feet; thence North 15 degrees 00 minutes 09 seconds West, a  
37 distance of 176.64 feet; thence West, a distance of 89.51 feet; thence North, a  
38 distance of 174.51 feet to an intersection with the southeasterly maintained right-  
39 of-way boundary of Centerville Road; thence, along said maintained right-of-way  
40 boundary as follows: North 50 degrees 38 minutes 40 seconds East, a distance of  
41 108.28 feet; thence North 51 degrees 19 minutes 48 seconds East, a distance of  
42 137.98 feet; thence North 53 degrees 20 minutes 56 seconds East, a distance of  
43 99.35 feet; thence North 53 degrees 46 minutes 13 seconds East, a distance of  
44 93.81 feet; thence North 55 degrees 34 minutes 58 seconds East, a distance of  
45 105.62 feet; thence North 57 degrees 33 minutes 09 seconds East, a distance of

1 100.02 feet; thence North 57 degrees 49 minutes 05 seconds East, a distance of  
2 100.00 feet; thence North 59 degrees 13 minutes 45 seconds East, a distance of  
3 100.07 feet; thence North 59 degrees 29 minutes 43 seconds East, a distance of  
4 99.99 feet; thence North 59 degrees 53 minutes 33 seconds East, a distance of  
5 114.31 feet; thence North 61 degrees 33 minutes 22 seconds East, a distance of  
6 83.85 feet; thence North 60 degrees 44 minutes 13 seconds East, a distance of  
7 278.76 feet; thence North 62 degrees 55 minutes 28 seconds East, a distance of  
8 100.04 feet; thence North 60 degrees 03 minutes 37 seconds East, a distance of  
9 100.02 feet; thence North 63 degrees 26 minutes 07 seconds East, a distance of  
10 99.40 feet; thence North 62 degrees 48 minutes 59 seconds East, a distance of  
11 100.00 feet; thence North 63 degrees 23 minutes 22 seconds East, a distance of  
12 100.00 feet; thence North 61 degrees 43 minutes 20 seconds East, a distance of  
13 99.88 feet; thence North 67 degrees 11 minutes 05 seconds East, a distance of  
14 100.24 feet; thence North 62 degrees 36 minutes 27 seconds East, a distance of  
15 100.00 feet; thence North 61 degrees 27 minutes 44 seconds East, a distance of  
16 100.04 feet; thence North 61 degrees 15 minutes 49 seconds East, a distance of  
17 100.93 feet; thence North 59 degrees 47 minutes 55 seconds East, a distance of  
18 100.02 feet; thence North 61 degrees 31 minutes 03 seconds East, a distance of  
19 100.00 feet; thence North 61 degrees 30 minutes 00 seconds East, a distance of  
20 100.03 feet; thence North 60 degrees 18 minutes 53 seconds East, a distance of  
21 100.00 feet; thence North 57 degrees 27 minutes 15 seconds East, a distance of  
22 100.18 feet; thence North 64 degrees 19 minutes 17 seconds East, a distance of  
23 100.18 feet; thence North 61 degrees 08 minutes 43 seconds East, a distance of  
24 99.64 feet; thence North 63 degrees 11 minutes 38 seconds East, a distance of  
25 99.37 feet; thence North 64 degrees 14 minutes 38 seconds East, a distance of  
26 99.34 feet; thence North 65 degrees 17 minutes 39 seconds East, a distance of  
27 99.37 feet; thence North 67 degrees 55 minutes 51 seconds East, a distance of  
28 98.85 feet; thence North 69 degrees 37 minutes 20 seconds East, a distance of  
29 80.98 feet; thence North 72 degrees 46 minutes 07 seconds East, a distance of  
30 117.27 feet; thence North 73 degrees 36 minutes 30 seconds East, a distance of  
31 102.20 feet; thence North 77 degrees 44 minutes 20 seconds East, a distance of  
32 96.41 feet; thence North 77 degrees 44 minutes 20 seconds East, a distance of  
33 100.00 feet; thence North 77 degrees 44 minutes 20 seconds East, a distance of  
34 100.00 feet; thence North 78 degrees 18 minutes 43 seconds East, a distance of  
35 100.00 feet; thence North 77 degrees 09 minutes 57 seconds East, a distance of  
36 100.00 feet; thence North 78 degrees 18 minutes 44 seconds East, a distance of  
37 100.00 feet; thence North 78 degrees 19 minutes 44 seconds East, a distance of  
38 97.05 feet; thence North 77 degrees 59 minutes 18 seconds East, a distance of  
39 91.67 feet to an intersection with the westerly boundary of that parcel described in  
40 Official Record Book 214, Page 531-Description 3 (Tax I.D 11-10-20-412) of  
41 said Public Records; thence, along the boundaries of said parcel last referenced as  
42 follows: South 73 degrees 52 minutes 34 seconds East, a distance of 317.49 feet;  
43 thence North, a distance of 150.00 feet to an intersection with the northerly  
44 boundary of Section 15, Township 1 North, Range 1 East; thence East, along the  
45 northerly boundary of said Section 15, a distance of 750.00 feet, more or less, to

1 an intersection with a line 50 feet west of and parallel with the easterly boundary  
2 of said Section 15; thence, along said parallel line, South 00 degrees 01 minutes  
3 42 seconds West, a distance of 4,820.05 feet to an intersection with the  
4 northwesterly right-of-way boundary of Miccosukee Road; thence, along said  
5 northwesterly right-of-way boundary as follows: South 64 degrees 11 minutes 03  
6 seconds West, a distance of 1,040.00 feet; thence South 64 degrees 49 minutes 24  
7 seconds West, a distance of 254.92 feet; thence, leaving said northwesterly right-  
8 of-way boundary and along the southerly boundary of that Miccosukee Road  
9 Greenway Park, described and recorded in Official Record Book 2175, Pages  
10 462-464 of said Public Records as follows: North 83 degrees 51 minutes 05  
11 seconds West, a distance of 377.00 feet; thence South 89 degrees 46 minutes 04  
12 seconds West, a distance of 320.17 feet; thence South 87 degrees 12 minutes 44  
13 seconds West, a distance of 312.00 feet; thence South 00 degrees 00 minutes 45  
14 seconds West, a distance of 23.68 feet; thence North 89 degrees 56 minutes 31  
15 seconds West, a distance of 72.27 feet, to the POINT OF BEGINNING;  
16 Containing 465 acres, more or less and lying in Section 15, Township 1 North,  
17 Range 1 East, Leon County, Florida..

18  
19 Less and except the parcel acquired by Holy Comforter Episcopal School, Inc.,  
20 and the portion of the Miccosukee Greenway currently owned by the State of  
21 Florida.  
22

23 Section 2. That upon this ordinance becoming effective, the property owners and any  
24 resident on the property described herein shall be entitled to all the rights and privileges and  
25 immunities as are from time to time granted to residents and property owners of the City of  
26 Tallahassee, Florida, as further provided in Chapter 171, Florida Statutes, and shall further be  
27 subject to the responsibilities of residence or ownership as may from time to time be determined  
28 by the governing authority of the City of Tallahassee, Florida, and the provisions of said Chapter  
29 171, Florida Statutes.

30 Section 3. If any section or portion of a section of this ordinance proves to be  
31 invalid, unlawful, or unconstitutional, it shall not be held to impair the validity, force, or effect of  
32 any other section or part of this ordinance.

33 Section 4. That all ordinances or parts of ordinances in conflict herewith be and  
34 the same are hereby revoked.

1           Section 5.           That this ordinance shall become effective immediately upon its  
2 passage and adoption, and contingent upon the passage of Ordinance No. 05-O-73.

3           INTRODUCED in the City Commission on the \_\_\_\_\_ day of \_\_\_\_\_, 2005.

4           PASSED the City Commission on the \_\_\_\_\_ day of \_\_\_\_\_, 2005.

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CITY OF TALLAHASSEE

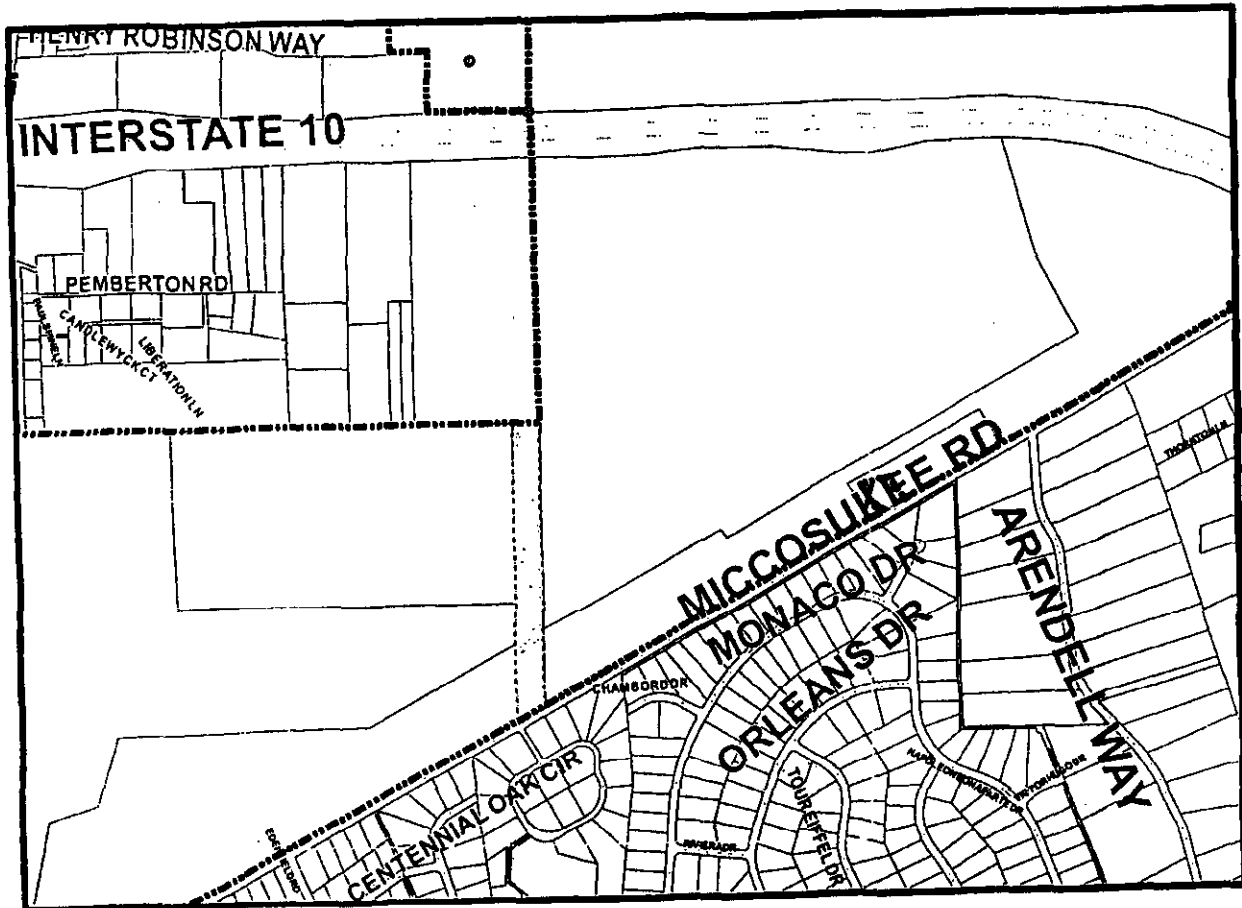
By: \_\_\_\_\_  
John R. Marks, III  
Mayor

ATTEST:

APPROVED AS TO FORM:

By: \_\_\_\_\_  
Gary Herndon  
City Treasurer-Clerk

By: \_\_\_\_\_  
James R. English  
City Attorney



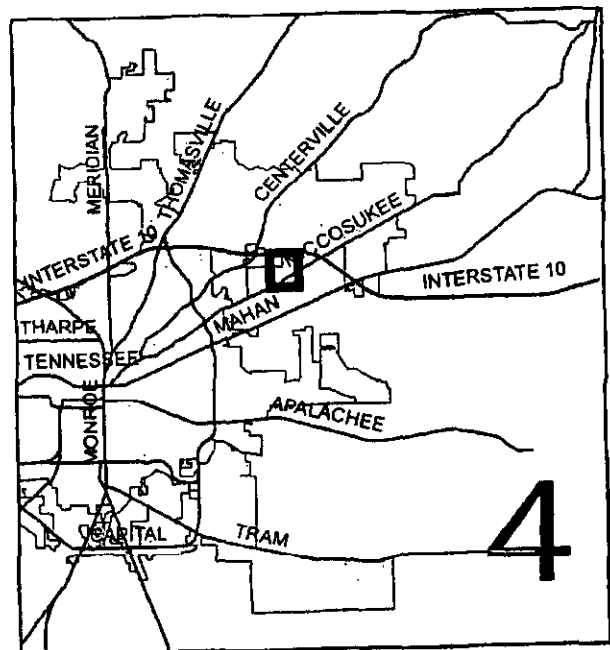
Ordinance # 05-O-73

## WELAUNEE PLANTATION Proposed Contraction

### Legend

- PROPOSED CONTRACTION
- CURRENT CITY LIMITS

City of Tallahassee Public Works



PETITION FOR VOLUNTARY ANNEXATION

To: The Tallahassee City Commission

The undersigned being owner(s) of the property noted and described on the attached map, do hereby request the annexation of said property by the City of Tallahassee in accordance with Section 171.044, Florida Statutes, which authorizes the petitioning for voluntary annexation.

<u>NAME</u>	<u>TAX NUMBER</u>	<u>ACREAGE</u>
John W. Mettler, Jr.	11-14-20-405-000-0	321.
John W. Mettler, Jr.	12-04-20-222-000-0	301.5
John W. Mettler, Jr.	12-05-20-002-000-0	414.95
John W. Mettler, Jr.	12-06-20-003-000-0	640.
John W. Mettler, Jr.	12-07-20-006-000-0	56.
John W. Mettler, Jr.	12-08-20-001-000-0	308.19
John W. Mettler, Jr.	15-31-20-406-000-0	320.
John W. Mettler, Jr.	15-32-20-402-000-0	435.4
John W. Mettler, Jr.	15-33-20-001-000-0	397.

John W. Mettler, Jr. Jan 19, 1990  
 Signature and Date

John W. Mettler, Jr.  
 Corporate or other capacity, if not  
 signing as an individual property owner:

Date: January 19, 1990

## STATEMENT OF URBAN SERVICES

### I. INTRODUCTION

The purpose of this statement is to provide information on the land use compatibility and level of urban services that will be provided to the Welaunce Plantation Phase III proposed annexation.

### II. LAND USE

The area proposed for annexation consists of approximately 542 acres that are undeveloped. It is located within the Urban Services area (USA). The current zoning would permit a wide variety of land uses subject to review and approval by the Commission. The petitioners have not submitted any plans for review.

### III. URBAN SERVICES

The level of urban services that may be provided to the area proposed for annexation will be consistent with the level provided to areas within the City.

- A. Fire Protection Service - the City provides fire protection on an area wide basis. In the corporate limits, the fire department responds to alarms within an average of five (5) minutes. Fire Station Nine (9) located on Thomasville Road and Station Six (6) on Apalachee Parkway can provide fire and emergency service to this area. A new Fire Station is planned to be located in the Capital Circle/Mahan Drive area. Upon annexation the property owners will not be assessed a Leon County fire service tax, but will be charged a monthly fire service fee based on the number of square feet in their structures.
- B. Police Protection Service - Tallahassee maintains a comprehensive law enforcement program. The full range of these services in addition to those currently provided by the Leon County Sheriff will be provided to the area upon annexation.
- C. Street Maintenance and Right-of-Way Service - The City has a comprehensive public street construction and maintenance program. The City will assume responsibility for maintaining city-owned streets upon annexation.
- D. Traffic Planning and Control - The maintenance of street signs, pavement markings, and traffic signals on city-owned streets will be assumed by the City upon annexation.
- E. Street Lighting - Tallahassee has a comprehensive program for the installation and maintenance of streetlights. Within one year after annexation, the City will install streetlights on major thoroughfares and on city-owned neighborhood streets by request.
- F. Parks and Recreation Services - Currently there is sufficient capacity in all categories of parkland to accommodate this area.

- G. Bus Service - The City owns and operates a public transit system. Annually, a system-wide analysis is performed to evaluate bus service within all areas of the corporate limits. The area proposed for annexation currently does not have regular TalTran bus service. However, Dial-A-Ride program, a specialized transportation service to citizens who are handicapped or over age sixty will be extended to this area upon annexation.
- H. Electric Service - The City currently provides electric service to this area. Extension of electric service to new customers in the area will be in accordance with established policy and other utility agreements.
- I. Water Service - The City currently provides water services to the area proposed for annexation.
- J. Sewer Service - The City currently provides sewer services in the area proposed for annexation. Upon annexation, the surcharge for County customers, will no longer be charged.
- K. Gas Service - The City generally provides natural gas service to a site when requested and after a feasibility analysis. Natural gas is available in the area.
- L. Storm water Service - Storm water and flood control services will be provided at the same level as currently being provided to areas within the City.
- M. Solid Waste Service - Solid waste collection and disposal services will be provided by the City upon annexation.



**Kolb, Walt**

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From: Printy, Tom  
Sent: Friday, February 15, 2002 1:20 PM  
To: Kolb, Walt  
Cc: Kessler, Bruce; Will, Ken; Brown, Danny (Growth Management); Oskowis, Jim  
Subject: Welaunee Annexation

This is to confirm that water and sewer are currently available to the proposed annexation area. A on-site pumping station will be required near Miccosukee Road to pump into the existing force main in Dempsey Mayo Road.



300 S. ADAMS ST.  
TALLAHASSEE, FL  
32301-1731  
850/891-0010  
TDD 1-800/965-8771  
talgov.com

SCOTT MADDOX  
Mayor  
STEVE MESSBURG  
Mayor Pro Tem

JOHN PAUL BAILEY  
Commissioner  
CHARLES E. BILLINGS  
Commissioner  
DEBBIE LIGHTSEY  
Commissioner

ANITA R. FAVORS  
City Manager  
GARY HERNDON  
Interim City Treasurer-Clerk

JAMES R. ENGLISH  
City Attorney  
SAM M. McCALL  
City Auditor

## MEMORANDUM

TO: David C. Reid, Director  
Department of Management and Administration

FROM: James R. English, City Attorney

DATE: February 14, 2002

SUBJECT: Voluntary Annexation  
Welaunee Phase III

Pursuant to your request, I have reviewed the attached map of the above-referenced area in order to determine if this area meets the geographic requirements for annexation of Florida Statutes, Chapter 171.

After having fully reviewed the appropriate map, I am of the opinion that the area fully qualifies under the statutory requirements of Florida Statutes, Chapter 171.

If I can provide any additional information, please do not hesitate to call.

JRE/pb

attachment

*An All-America City*

31



300 S. ADAMS ST.  
TALLAHASSEE, FL  
32301-1731  
850/891-0010  
TDD 1-800/955-8771  
talgov.com

SCOTT MADDOX  
Mayor  
STEVE MEISBURG  
Mayor Pro Tem

JOHN PAUL BAILEY  
Commissioner  
CHARLES E. BILLINGS  
Commissioner  
DEBBIE UGHTSEY  
Commissioner

ANITA R. FAVORS  
City Manager  
GARY HERNDON  
Interim City Treasurer-Clerk

JAMES R. ENGLISH  
City Attorney  
SAM M. McCALL  
City Auditor

## MEMORANDUM

TO: David C. Reid, Director  
Department of Management and Administration

FROM: James R. English, City Attorney

DATE: February 14, 2002

SUBJECT: Contraction  
I-10/Miccosukee Road

Pursuant to your request, I have reviewed the attached map of the above-referenced area in order to determine if this area meets the geographic requirements for annexation of Florida Statutes, Chapter 171.

After having fully reviewed the appropriate map, I am of the opinion that the area fully qualifies under the statutory requirements of Florida Statutes, Chapter 171.

If I can provide any additional information, please do not hesitate to call.

JRE/pb

*An All-America City*